(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040716**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2012. Notary Public My Commission Expires: 9/3/2012

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason M. Gresalfi and Melissa Gresalfi 872 Battery Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 13210001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Hussey and Maria Hussey, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason M. Gresalfi and Melissa Gresalfi, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated December 1948 as follows:

Beginning on the Northerly margin of Batterly Lane 135 feet East of the Southeast corner of the property conveyed to John D. Shirley and wife by deed from Anne S. Benedict, of record in Book 1646, Page 613, Register's Office for said County; thence with the Northerly margin of Batterly Lane, North 70 degrees 30 minutes East, 135 feet to a stake; thence North 2 degrees 45 minutes East 506 feet to a stake; thence North 70 degrees 30 minutes West 135 feet to a stake; thence North 2 degrees 45 minutes West 506 feet to the Northerly margin of Battery Lane; the point of beginning. Containing 1.51 acres more or less.

Being the same property conveyed to John Hussey and Maria Hussey, husband and wife by Warranty Deed from Eva O. Tyree, recorded on the 2nd day of November, 2004 in Instrument No. 20041102-0132103, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 49.

BILL GARRETT, Davidson County
Trans:T20120042039 DEEDWARR
Recvd: 06/07/12 09:56 2 pgs
Fees:13.00 Taxes:1383.80
20120607-0049735

Easement for Sanitary Sewer and Storm Drainage to Metro Government, recorded in Book 6975, Page 1.

This is improved property located at 872 Battery Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2012.

John Hussey

Maria Hussey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Hussey and Maria Hussey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2012.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.